

# TO LET.



**Modern Prominent Light Industrial / Trade Counter Unit.**

*Unit 4, Shawbeck Industrial Estate, Elland Road, Leeds, LS11 8AX.*

## Description.

The property comprises a modern, end-of-terrace light industrial / trade counter unit situated in a prominent position on Elland Road.

The unit benefits from a single ground floor loading door, trade counter / office accommodation and loading / parking to the front elevation.

The maximum eaves height is XXm and the warehouse benefits from a concrete floor together with lighting and heating.

## Location.

The unit is located on Shawbeck Industrial Estate, a prominent multi-unit estate fronting Elland Road close to its junction with the Leeds Outer Ring Road (A6120).

Elland Road provides direct access to Leeds city centre and J2 of the M621 with the Leeds Outer Ring Road links with J26 of the M62 to the south & Leeds city centre and J1 of the M621 to the north.



## Accommodation.



Description	Areas (GIA)	
	Sq. m.	Sq. ft.
Ground Floor Warehouse & Trade Counter	233	2,516
<b>TOTAL GIA</b>	<b>233</b>	<b>2,516</b>

## Rateable Value.

We understand the property has a Rateable Value of £14,000. The current Uniform Business Rates multiplier is 50.4p in the pound.

## Terms.

The property is available by way of new repairing and insuring lease for a number of years to be agreed.

## EPC.

The property has an EPC rating of E-106. A full EPC and Recommendation Report are available on request.

## Services.

We understand the property benefits from all mains services including gas, electricity, water and drainage

Subject to Contract.



# Contact.



For further information, or to arrange a viewing, please contact Knight Frank or our joint agents at Carter Towler.

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